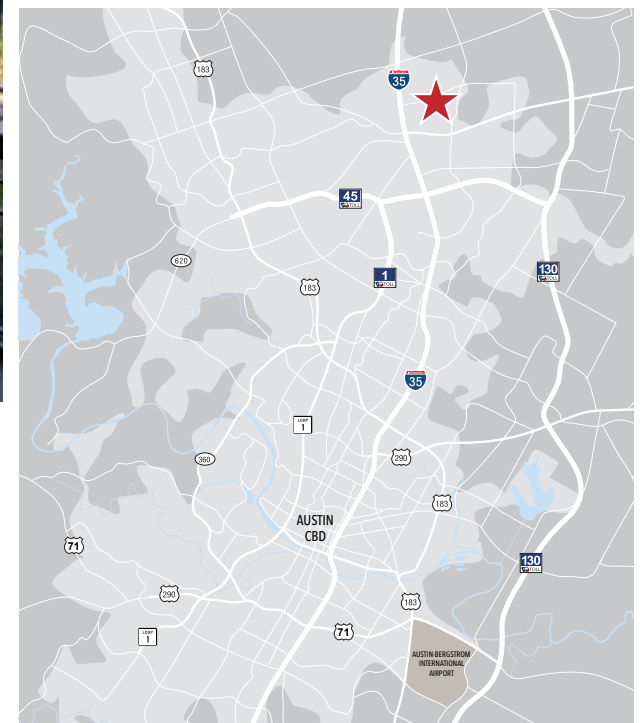
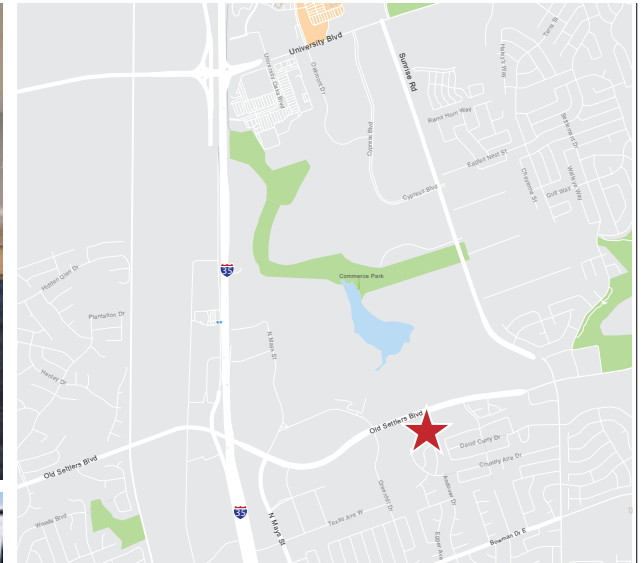


MESA CREEK

801 EAST OLD SETTLERS BLVD ROUND ROCK, TEXAS

MESA CREEK | 801 EAST OLD SETTLERS BLVD



Property Information:

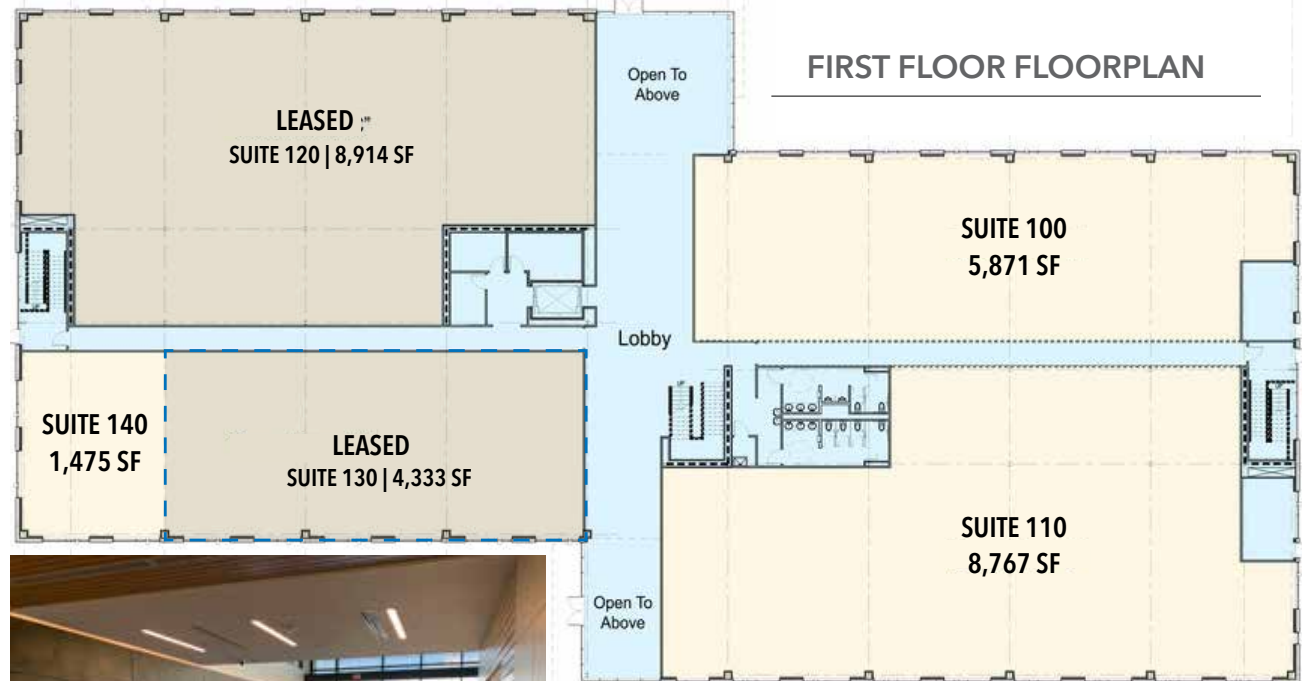
- Easy Access to I-35 & Hwy 130
- Landscaped Outdoor Terrace w/ Wifi
- First Floor Showers
- Common Area Conference Room
- Two-story Lobby w/ Natural Light
- Signage Opportunities
- Est Delivery April 2019 - Ready for Build-out
- Parking: 4.2/1,000 SF (expandable)

MESA CREEK

801 EAST OLD SETTLERS BLVD

Rental Information:

- Rate: \$24.00 NNN
- Est OPEX: \$13.50 SF
- Parking: 4.2/1,000 SF (expandable)
- Suites Ready for Build-out



Suite Notes:

- First Generation Class A Space
- Floor to Ceiling Windows
- 1st Floor - 29,360 SF | Divisible to 1,475
- Excellent access to I-35 & 130 Toll
- Flexible growth & expansion capabilities

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Rental Information:

- Rate: \$24.00 NNN
- Est OPEX: \$13.50 SF
- Parking: 4.2/1,000 SF (expandable)
- Suites Ready for Build-out

Suite Notes:

- First Generation Class A Space
- Floor to Ceiling Windows
- 2nd Floor - 31,298 SF | Divisible to 5,000
- Excellent access to I-35 & 130 Toll
- Flexible growth & expansion capabilities



SECOND FLOOR FLOORPLAN



MESA CREEK | 801 EAST OLD SETTLERS BLVD

